

Oak Pointe Villas Association
Board of Directors Meeting
November 21, 2013 1:00 P.M.

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones, John Berkaw

I. Call to Order: Meeting called to order at 10:05 A.M.

II. Approval of Minutes: Minutes of October 10, 2013 were approved.

III. Home Owner Concerns:

- A. The board has approved the work for pond 5 and the contractor is waiting for the ground to dry out before commencing work. The board discussed moving the long white pipe at pump 2 into the woods for the winter months. Pumps for pond 2 and 3 have been pulled and the aerator for pond 2 has been moved for winter storage.
- B. The board discussed ongoing dog issues in the neighborhood. Dogs are to be leashed at all time while outside and must remain under the control of owner. An E Blast will be sent out to residents to reminding them of the Villas regulations. Any home owner who has a complaint on a dog repeatedly running loose can contact Kramer Triad who will follow up with an official letter to owner.
- C. The board discussed the missing sign by Filbert Street. "Private Property – No Solicitation" The board recommended sign be replaced.
- D. The board discussed issues for the annual springtime walk – replacing damaged trees and broken curbs.
- E. The board discussed ongoing issues with cars parked on streets overnight for lengthy periods of time. Ron Jones stated that no one has officially complained to Kramer Triad which is the correct process to follow.

IV. Open issues:

A. The board discussed cell phone tower constructions issues. ATT has installed their antennae and is in process for the rest of the equipment required to begin operating. The Villas has asked AT&T to money due under the lease agreement.

B. Oak Pointe Country Club Membership – The board will contact their lawyer Mr. Makower for a legal opinion on what the Villas options are concerning residents who fail to pay dues to Oak Pointe Country Club.

V. New Business:

A. Today or tomorrow, depending on the weather, Pond 5 will be dredged and will be moved around to the homeowner's side. Topsoil and seed will be applied in the spring.

B. Other pond maintenance - Pond 3 levels will be taken down, the pump will be removed and the white pipe will be removed for the winter. The pump and aerator will be moved in pond 1.

C. A draft budget will be sent to the board.

VI. Committee Reports.

A. Boat Committee: All boats are in storage. Outstanding bills are being negotiated with Wilson Marine.

B. Social Committee: Ms. Mancini is the treasurer for the committee and is in contact with Ron on costs required for the upcoming Christmas party.

C. Community Association. Ron Jones reported on the OPCA annual meeting. A contract with Duncan Rubbish was approved for yard waste removal (\$80 per year). Residents must contact Duncan for this service. A request for a firepit by the beach was not approved. Dues for the coming year will remain the same. Road repairs for 2013 were under budget. Kramer Triad was approved as the management company for OPCA.

D. The purchase of LED holiday lights was approved.

VII. Property Manager Financial Report: Ron Jones presented report.

VIII. Schedule Future Meeting: Next meeting scheduled for January 9, 2014 at 10:00 A.M.

IX. Adjournment. Meeting was adjourned at 11:45 A.M.